

# Property for Lease

Lakeway  
Town Center II



Lakeway residents and visitors alike enjoy the variety of businesses in the approximately 39,982 sq.ft. Lakeway Town Center II. The center is conveniently located at the corner of RR 620 South and Lohman's Crossing, and includes 22 units in 6 buildings.

The leasable space is 3,500 square feet, plus a 578 square foot "pit room", along with a beautiful 1,786 square foot deck, totaling 5,864 square feet. This space has its own water meter, propane tank and grease trap.

It is conveniently located near the CVS and Wells Fargo Bank. There are three established restaurants along with several local "boutique" shops also located near this space.

Managed and Leased by Belva Green

## Property Information:

**Location:** Corner of Lohman's Crossing and RR 620 South, Lakeway, Texas

**Overall Square Footage:** 39,982

**Retail/Office/General Use**

**Parking:** Yes

**Rate:** \$24.00 + NNN (currently at \$8.85 psf)

**Terms:** 60 months

**Spaces available:** 3,500 sq. ft.  
2125 Lohman's Crossing, Ste.400

This is a 2<sup>nd</sup> generation restaurant space.

### Tenant pays Utilities

Note: All square footages contained in this flyer are approximate and should be verified by interested parties.

The information contained in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors, which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct careful, independent research of the property to determine to your

**DT Land Group, Inc.**  
A Property Management & Leasing Company

T: 512.338.9222